

**Old Dryburn Way, North End, DH1 5SE**  
**2 Bed - Apartment**  
**Offers In The Region Of £165,000**

**ROBINSONS**  
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ATTENTION LANDLORDS \*\*FANTASTIC INVESTMENT \*\*  
SOLD WITH TENANT PAYING £950pcm \*\* WELL  
PRESENTED THROUGHOUT \* TOP FLOOR APARTMENT  
WITH VIEWS TOWARDS DURHAM \* MODERN FITTINGS \*  
MUST BE VIEWED \*

£250 per annum. Service charge approx £91 per month.  
Council Tax: Durham County Council, Band D - Approx. £2,431  
p.a  
Energy Rating: C

Positioned on the top floor, the apartment comprises of:  
entrance hall, two good sized bedrooms, modern fitted kitchen  
with some integral appliances, bathroom/wc and spacious  
lounge/dining room with french doors to the balcony which has  
views towards Durham City. Externally there is an allocated  
parking bay.

Disclaimer: The preceding details have been sourced from the  
seller and OnTheMarket.com. Verification and clarification of  
this information, along with any further details concerning  
Material Information parts A, B & C, should be sought from a  
legal representative or appropriate authorities. Robinsons  
cannot accept liability for any information provided.

Situated in the highly regarded and popular North End area of  
Durham, the Old Dryburn Way development offers a convenient  
location within walking distance to the City Centre. Residents  
can easily access a comprehensive range of shopping,  
recreational facilities, and amenities. For commuters, the  
development is well-connected, with Durham train station and  
major road links easily reachable.

#### Communal Entrance

Stairs to all floors.

#### Hallway

#### Lounge/Dining Room

14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

#### Kitchen

11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

#### Bedroom

11'8" x 9'10" (3.56 x 3.00)

#### Bedroom

12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

#### Bathroom/Wc

7'0" x 6'4" (2.13 x 1.93)

#### Council Tax

Band D - £1797

#### Council Tax Band - D

Annual Cost - £1899.39

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - 155 years from 2005 - Ground rent approx







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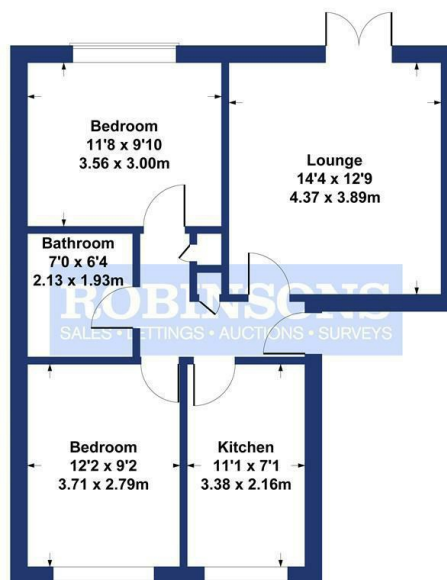
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Old Dryburn Way  
Approximate Gross Internal Area  
618 sq ft - 57 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating	
Current	Potential
75	76
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	79
England & Wales EU Directive 2002/91/EC	

## DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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